

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

75 Nicholas Street, Ashburton Vic 3147

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,500,000 & \$2,700,000

### Median sale price

Median price \$1,932,500 Property Type House Suburb Ashburton

Period - From 01/04/2023 to 30/06/2023 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Oliver St ASHBURTON 3147	\$2,900,000	22/04/2023
2	63 Florizel St GLEN IRIS 3146	\$2,625,000	15/06/2023
3	42 Albion Rd GLEN IRIS 3146	\$2,530,000	22/04/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

04/10/2023 13:18



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**Property Type:** House

Agent Comments

**Indicative Selling Price**  
\$2,500,000 - \$2,700,000  
**Median House Price**  
June quarter 2023: \$1,932,500

## Comparable Properties



5 Oliver St ASHBURTON 3147 (REI/VG)

Agent Comments

4   4   2

**Price:** \$2,900,000  
**Method:** Auction Sale  
**Date:** 22/04/2023  
**Property Type:** House (Res)  
**Land Size:** 632 sqm approx



63 Florizel St GLEN IRIS 3146 (REI/VG)

Agent Comments

5   2   6

**Price:** \$2,625,000  
**Method:** Private Sale  
**Date:** 15/06/2023  
**Property Type:** House  
**Land Size:** 649 sqm approx



42 Albion Rd GLEN IRIS 3146 (VG)

Agent Comments

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**Price:** \$2,530,000  
**Method:** Sale  
**Date:** 22/04/2023  
**Property Type:** House (Res)  
**Land Size:** 624 sqm approx

Account - Marshall White | P: 03 9822 9999